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Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: ASHLEE MACDONALD, AICP, SENIOR PLANNER *Am*
(480) 503-6748, ASHLEE.MACDONALD@GILBERTAZ.GOV

THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *ajl*
(480) 503-6016, CATHERINE.LORBEER@GILBERTAZ.GOV

MEETING DATE: FEBRUARY 5, 2020

SUBJECT: GP19-15 LIFETIME SOUTH GILBERT: REQUEST FOR MINOR
GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE
CLASSIFICATION OF APPROX. 17.85 ACRES GENERALLY
LOCATED AT THE SOUTHWEST CORNER OF VAL VISTA
DRIVE AND OCOTILLO ROAD FROM RESIDENTIAL > 2-3.5 TO
GENERAL COMMERCIAL.

Z19-27 LIFETIME SOUTH GILBERT: REQUEST TO REZONE
APPROXIMATELY 17.85 ACRES OF REAL PROPERTY
GENERALLY LOCATED AT THE SOUTHWEST CORNER OF
VAL VISTA DRIVE AND OCOTILLO ROAD FROM SINGLE
FAMILY -35 (SF-35) TO GENERAL COMMERCIAL (GC) ZONING
DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD)
OVERLAY.

STRATEGIC INITIATIVE: Exceptional Built Environment

This project will allow for the development of a vacant property that will provide a commercial service to the community.

RECOMMENDED MOTION

A. No motion requested, and

B. No motion requested.

APPLICANT

Company: Berry Riddell LLC
Name: Wendy Riddell
Address: 6750 E. Camelback Rd., Ste 100
Scottsdale, AZ 85251
Phone: 480-682-3902
Email: wr@berryriddell.com

OWNER

Company: Cabellero Apts LP c/o Lifetime
Name: Christopher Campbell
Address: 2902 Corporate Place
Chanhassen, MN 55317
Email: ccampbell@lt.life

BACKGROUND/DISCUSSION

History

Date	Description
9/11/2001	Town Council approved A01-05 (Ord. No 1365) annexing approximately 320 acres, including the subject site into the Town

Overview

The subject site is a 17.85 acre portion of a larger parcel that is currently undeveloped. The existing General Plan land use classification is Residential > 2-3.5 DU/acre. The applicant is proposing a minor General Plan amendment to General Commercial in conjunction with a rezone request from Single Family – 35 to General Commercial to allow for the development of a health and fitness center use, which is classified as *Entertainment and Recreation, Indoor and Outdoor*.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Residential > 2-3.5	Single Family – 35 (SF-35)	Ocotillo Rd, then undeveloped
South	Residential > 2-3.5	Single Family – 35 (SF-35)	undeveloped
East	Residential > 0-1	Single Family – 43 (SF-43)	Val Vista Dr, then residential
West	Residential > 2-3.5	Single Family – 35 (SF-35)	undeveloped
Site	Residential > 2-3.5	Single Family – 35 (SF-35)	undeveloped

General Plan

The existing land use classification is Residential > 2-3.5 DU/Acre. In order to develop the property as proposed, the applicant is requesting a minor General Plan amendment to General Commercial, which is consistent with the accompanying rezone request.

The applicant believes the proposed application is consistent with the following General Plan goals and policies (applicant notes in *italics*):

- Land Use Goal 5.0: Promote commercial, retail, and employment land uses that are compatible with adjacent land uses and meet economic goals. Policy 5.3: Locate

commercial and retail uses adjacent to residential uses in appropriate intensities to serve local, community and regional markets.

- *Response: A health and fitness resort at this location will provide a synergistic land use to the existing residential in the surrounding community. Approval of this request will result in the conversion of an underutilized parcel into an economic driver for the Town in a location that is respectful of the local conditions and current land use needs. The site design is sensitive to the surrounding context and the proposed building is located over 770 feet from any existing residences.*
- Recreation Goal 1.0: Continue to enhance the quality of life for Gilbert residents by providing quality recreational and cultural opportunities.
 - *Response: The addition of a health and fitness resort at this location will fill a gap in the market for recreational opportunities in this vicinity, further Gilbert's commitment to a healthy community, and promote the wellness and prosperity of the surrounding residents. The proposal is compatible to the existing and future planned residences that surround this Site. Residents of this community have few health and fitness options in this area and the proposed development will enhance an underutilized Site. Convenience is a major factor in choosing a gym or health resort and Life Time's members generally live within a 13 to 17-minute drive. By orienting a fitness resort at this location, trip lengths will be reduced by residents that currently have to travel several miles to the nearest comparable facility.*
- Economic Development Goal 5.0: Use Gilbert resources to achieve economic goals. Policy 5.2: Utilize Capital Improvement Projects (where possible) and other Gilbert funding sources to expand and maintain Gilbert utilities and other infrastructure to enable development of key employment corridors, retail existing businesses and speed the attraction and growth of targeted industries.
 - *Response: This proposal serves to provide a recreational, entertainment, and fitness amenity that is currently underrepresented in this area. By developing this Site as a health and fitness center, an underutilized Site will be converted to a revenue generator, improving the economic condition of the Town and funding other improvement projects in needed areas. Life Time facilities are highly valued by the communities in which they are located and quickly become great amenities to their surrounding developments and residential uses.*
- Character Areas SCA Goal 4.0: Recognize the San Tan Character Area as a great place to grow up, raise a family and comfortably retire. Policy SCA 4.4: Promote infill development that reflects sensitivity to site, context, climate, and surrounding neighborhoods.
 - *Response: As a purveyor of wholesome, healthy lifestyles, Life Time is committed to developing sites that minimize their environmental impact. In 2004, Life Time Athletic embarked on an aggressive strategy to improve the environmental impact of its buildings. After conducting a green-building symposium in 2005, Life Time began incorporating a number of high-efficiency and earth-friendly features into their buildings. From energy efficiency and water conservation to low-VOC materials, Life Time continuously strives to improve the eco-footprint of their facilities. Development of this Site as a Life Time health and wellness facility will promote the achievement of this goal.*

Rezoning

The applicant is requesting a rezone from Single Family -35 zoning district to General Commercial (GC) with a Planned Area Development (PAD) overlay. The proposed deviations from the Land Development Code (LDC) will allow for an increase in the building height from 45 feet to 54 feet. This increase in height will only be permitted for 25% of the roof area and is proposed to accommodate the recreational facilities on the second floor as well as the entry. The LDC also requires that property within the GC zoning district within 100ft of land designated for residential use provide a building setback where the building exceeds 35 feet in height. The applicant has requested a deviation to this standard to reduce the setback requirement from 100 feet to 81 feet.

Project Data Table

Site Development Regulations	Required per LDC	Proposed
Maximum Height (ft.)	45	54 – limited to 25% of roof area
Minimum Building Setbacks (ft.)		
Front	25	No change
Side (street)	20	No change
Side (residential)	75	No change
Rear (residential)	75	No change
Building Setback	Where a building in the GC district is within 100 feet of property designated for residential use in the General Plan, a building step-back of one foot for every one foot of building height above 2 stories or 35 feet is required	Where a building in the GC district is within 81 feet of property designated for residential use in the General Plan, a building step-back of one foot for every one foot of building height above 2 stories or 35 feet is required

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on December 12, 2019 at 6pm. Six residents attended the meeting. Some neighbors expressed that they were excited for a local amenity to be added to their neighborhood that currently lacked community-serving commercial. Other comments included an appreciation for the high level of quality that Life Time represents. Some neighbors expressed their concern regarding the commercial nature of the use, lighting, and that the school would create issues with traffic, particularly at the corner of Ocotillo Road and 148th Street. The team responded by explaining that schools are permitted to be developed on any site by-right and that the pending improvements to Ocotillo Road would help mitigate congestion. A concern was raised regarding the particular location chosen by Life Time, which is not designated for a commercial use on the General Plan. The team responded by explaining that Life Time did pursue a number of other sites, but was unable to find an appropriate site close enough to their existing members that was already entitled for the use.

PROPOSITION 207

An agreement to “Waive Claims for Diminution in Value” pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

- A. Staff requests Planning Commission input; and
- B. Staff requests Planning Commission input.

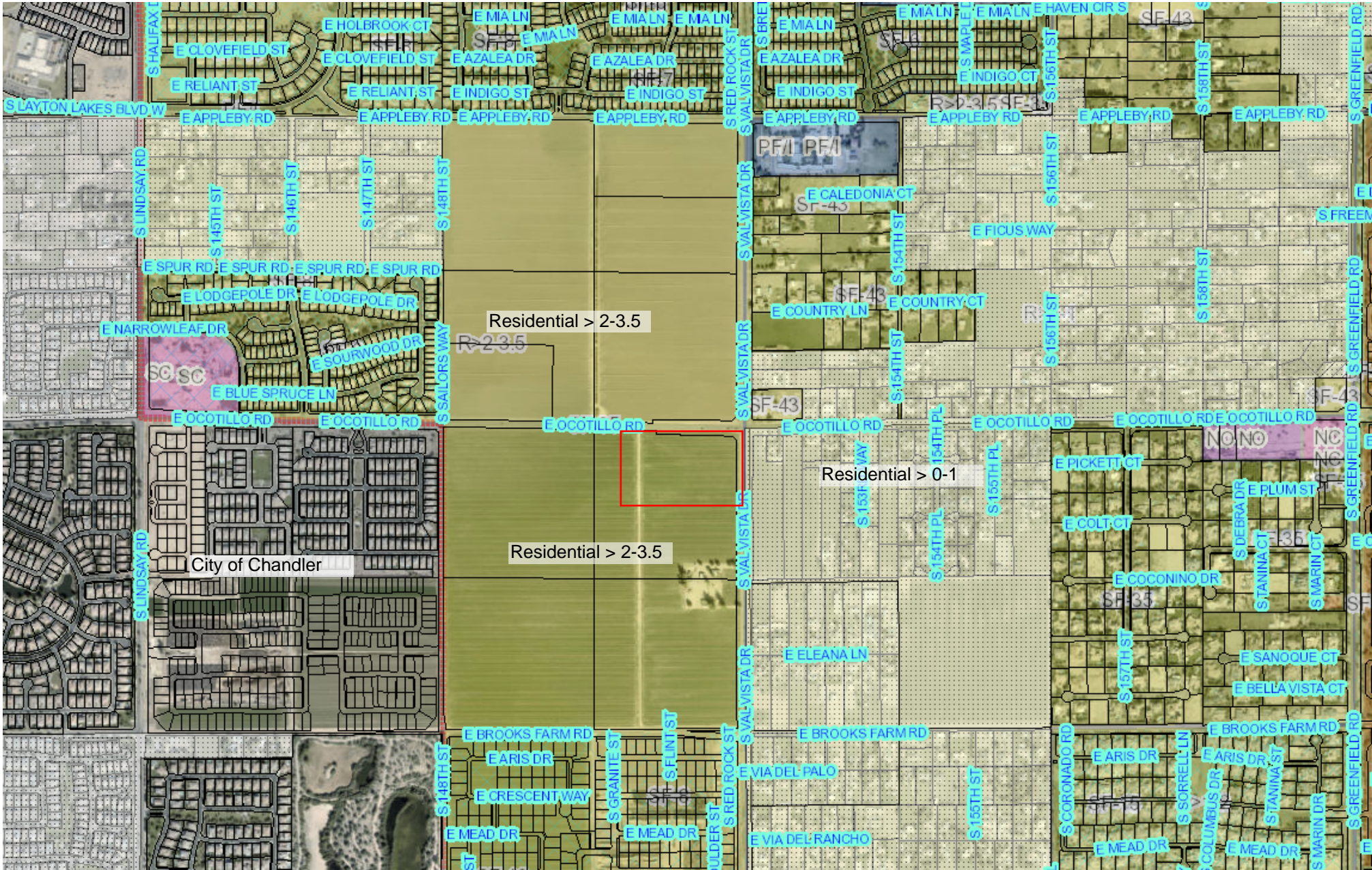
Respectfully submitted,

Ashlee MacDonald, AICP
Senior Planner

Attachments and Enclosures:

- 1) Vicinity Map
- 2) Aerial Photo
- 3) Land Use Exhibit
- 4) Zoning Exhibit
- 5) Development Plan

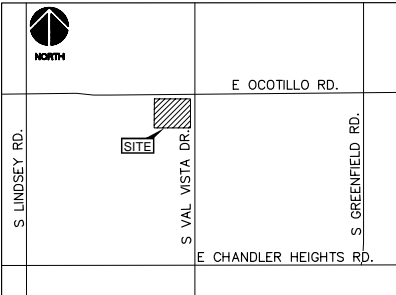
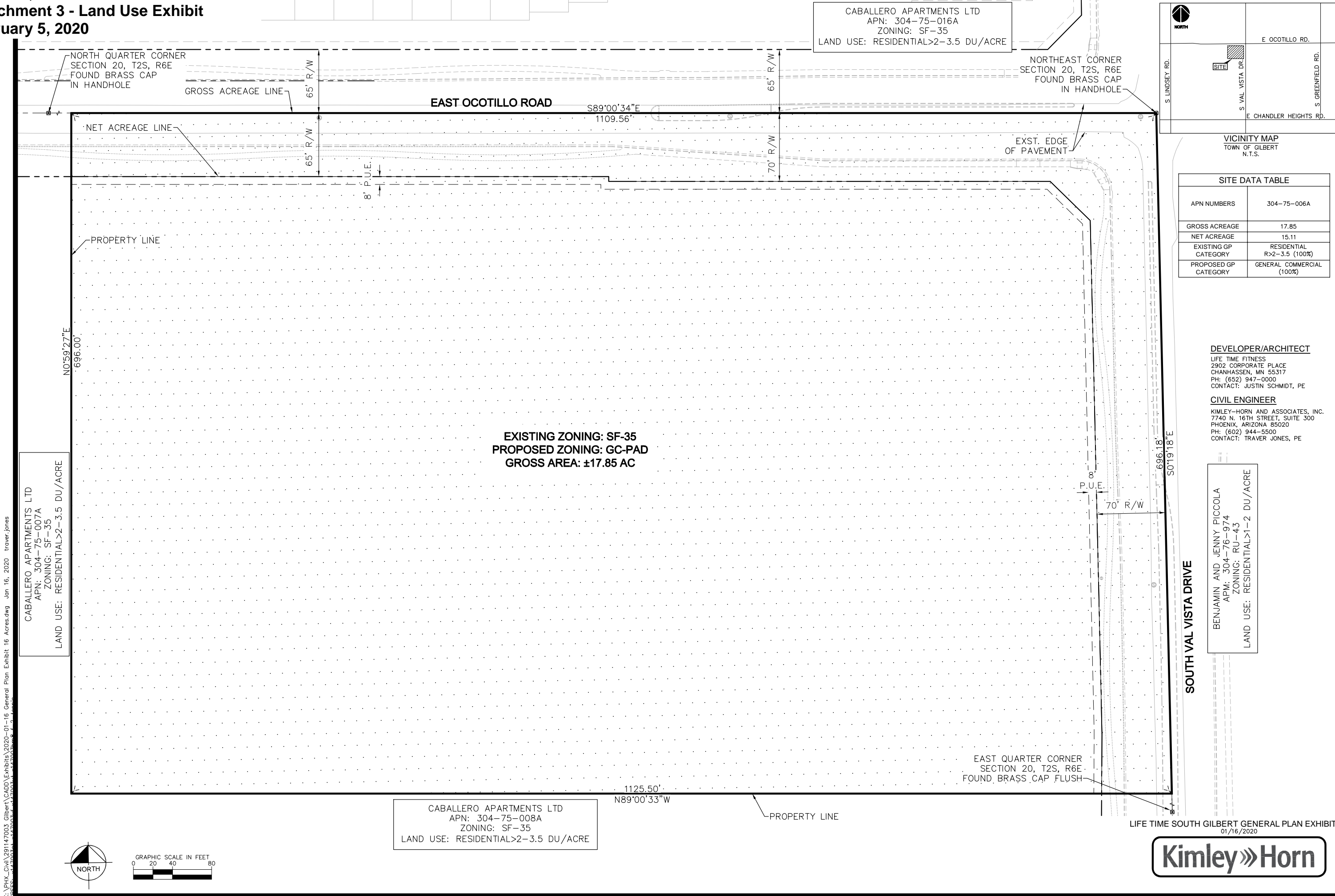
GP19-15 & Z19-27 Lifetime South Gilbert
SWC Ocotillo and Val Vista



Map



GP19-15, Z19-27 Life Time South Gilbert
Attachment 3 - Land Use Exhibit
February 5, 2020



SITE DATA TABLE	
APN NUMBERS	304-75-006A
GROSS ACREAGE	17.85
NET ACREAGE	15.11
EXISTING GP CATEGORY	RESIDENTIAL R>2-3.5 (100%)
PROPOSED GP CATEGORY	GENERAL COMMERCIAL (100%)

DEVELOPER/ARCHITECT

LIFE TIME FITNESS
2902 CORPORATE PLACE
CHANHASSEN, MN 55317
PH: (652) 947-0000
CONTACT: JUSTIN SCHMIDT, PE

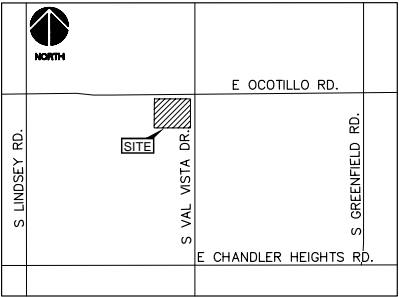
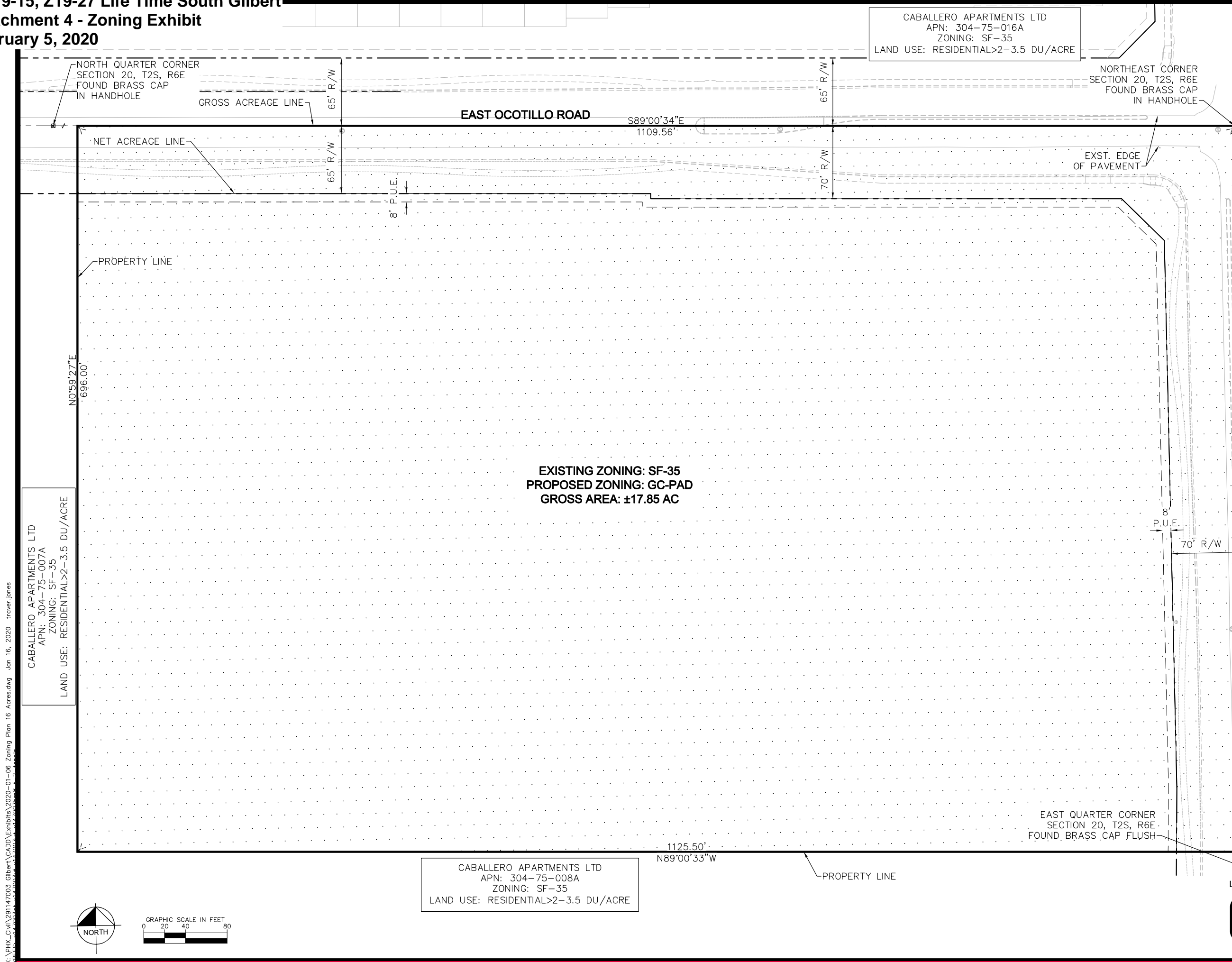
CIVIL ENGINEER

KIMLEY-HORN AND ASSOCIATES, INC.
7740 N. 16TH STREET, SUITE 300
PHOENIX, ARIZONA 85020
PH: (602) 944-5500
CONTACT: TRAVER JONES, PE

BENJAMIN AND JENNY PICCOLA
APN: 304-76-974
ZONING: RU-43
LAND USE: RESIDENTIAL>1-2 DU/ACRE



GP19-15, Z19-27 Life Time South Gilbert
Attachment 4 - Zoning Exhibit
February 5, 2020



SITE DATA TABLE	
APN NUMBERS	304-75-006A
GROSS ACREAGE	17.85
NET ACREAGE	15.11
EXISTING GP CATEGORY	RESIDENTIAL R>2-3.5 (100%)
PROPOSED GP CATEGORY	GENERAL COMMERCIAL (100%)

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CONTACT: TRAVER JONES, PE

BENJAMIN AND JENNY PICCOLA
APN: 304-75-974
ZONING: RU-43
LAND USE: RESIDENTIAL>1-2 DU/ACRE



K:\PHX_Civil\291147003 Gilbert\CADD\Exhibits\2020-01-06 Zoning Plan 16 Acres.dwg Jan 16, 2020 traver.jones

GP19-15, Z19-27 Life Time South Gilbert
Attachment 5 - Development Plan
February 5, 2020

